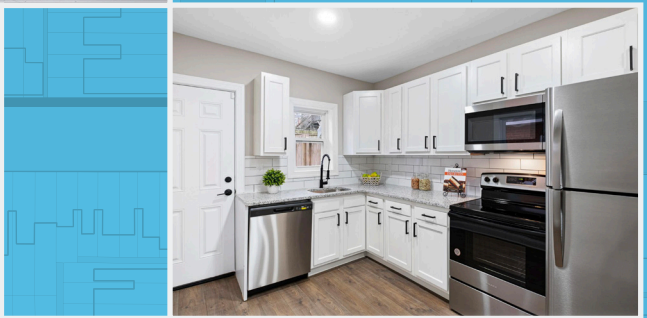
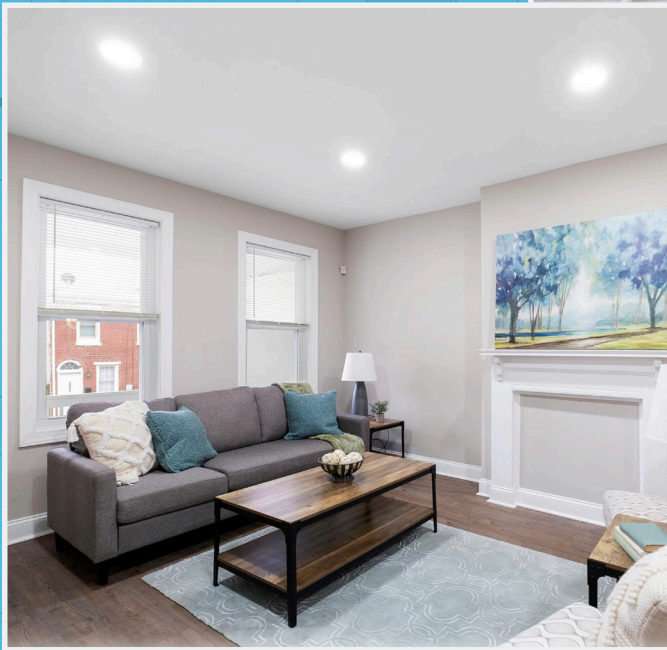


# Building a Stronger Wilmington: *Stories of Revitalization and Hope*





**Our Mission** *The mission of the Wilmington Neighborhood Conservancy Land Bank (WNCLB) is to return vacant, dilapidated, abandoned, and delinquent properties back to productive use while strengthening and revitalizing our neighborhoods and inspiring economic development.*

## Partnering to Improve Neighborhoods

"The Land Bank has been a tremendous partner in helping to revitalize Wilmington's neighborhoods. Their goal of strategically acquiring and redeveloping vacant properties works to improve communities and countless blocks across our city. Through their partnership with women and minority-owned businesses, they are providing a fresh opportunity for local contractors and developers."



FORMER DELAWARE GOVERNOR &  
CURRENT WILMINGTON MAYOR,  
JOHN CARNEY



**Tabria Pinkett** and her two sons have found a safe, affordable home in Wilmington's Hilltop neighborhood. Thanks to the Wilmington Neighborhood Conservancy Land Bank's commitment to revitalizing communities by returning vacant and dilapidated properties to productive use, Tabria is now a proud homeowner. She cherishes the warmth and friendliness of her new neighborhood, providing a nurturing environment for her children to thrive.

## Chairman Celebrates Remarkable Growth and Meaningful Partnerships

Dear Friends, Partners and Supporters,

On behalf of the Board of Directors of the Wilmington Neighborhood Conservancy Land Bank, I am pleased to present our 2024 Annual Report.

In 2024, we received strong financial support from key Delaware leaders who share our vision for the City of Wilmington. U.S. Senators Chris Coons and Tom Carper and U.S. Congresswoman Lisa Blunt Rochester helped the Land Bank secure our third consecutive federal grant for the Hilltop Housing Initiative. Governor John Carney, the Delaware State Housing Authority, and the Delaware General Assembly continued their strong financial support with \$5.5 Million in state funding. Wilmington Mayor Michael Purzycki and Wilmington City Council President and WNCLB board member Ernest “Trippi” Congo provided \$2,137,245 in funding this past year. And we received strong financial support from the Delaware business community, including grants from Bank of America, Barclay’s, and WSFS Bank.



**Richard J. Gessner, Jr.**  
*Chair*

Since the WNCLB was created by the Delaware General Assembly and Wilmington City Council in 2018, we have partnered with a dozen Wilmington nonprofits to significantly reduce neighborhood blight throughout the city, to create affordable housing and homeownership opportunities, and to improve the quality of life throughout many Wilmington neighborhoods.

Along with our financial supporters and nonprofit partners, we have created significant homeownership opportunities among people of color, creating new opportunities for Wilmington minority and women contractors, and continued our efforts to turn vacant lots into new, green spaces throughout Wilmington neighborhoods. We are proud that 92% of our affordable homes have been purchased by people of color, and that 78% of our construction partners are minority and women contractors.

Since 2018, we have created 166 homeownership opportunities, 46 affordable rental units, and transformed 12 lots into green spaces. This transformative work has helped to significantly raise values of homes throughout Wilmington neighborhoods, creating generational wealth for our Wilmington homeowners.

I want to personally thank our financial supporters, our nonprofit partners, our contractors, our volunteer Board of Directors, and our small but extremely hard working staff for making the Wilmington Neighborhood Conservancy Land Bank a positive change agent for the City of Wilmington in 2024.

Since our founding we have strived to ensure that Wilmington’s neighborhoods are vibrant, inclusive and sustainable. With your support we will continue this important, positive transformative work, one neighborhood, one block, and one house at a time.

Best,

A handwritten signature in black ink that reads "Richard J. Gessner, Jr." in a cursive style.

Richard J. Gessner, Jr.  
Chairman

Wilmington Neighborhood Conservancy Land Bank



## A Neighborhood Transformed: Captain Matthew Rosaio's Perspective

*"Before, people saw something suspicious and just kept walking.  
Now, they call. Now, they believe something can be done."*

CAPTAIN MATTHEW ROSAIO



*Captain Matthew Rosaio, Wilmington Police Department.*

Two years ago, Captain Matthew Rosaio took command of Sector 3, overseeing a part of Wilmington that had long struggled with crime, abandoned properties, and disinvestment. Today, as he walks the streets of Hilltop, he sees something new: hope.

"Before, people saw something suspicious and just kept walking. Now, they call. Now, they believe something can be done," Rosaio says.

The Wilmington Neighborhood Conservancy Land Bank (WNCLB) has been at the heart of this transformation. Established in 2017, the Land Bank's mission is simple but powerful—restore abandoned properties, create homeownership opportunities, and strengthen neighborhoods. Modeled after successful initiatives in Detroit and Cleveland, WNCLB focuses on putting properties back into the hands of responsible homeowners, ensuring long-term investment in the community.

The impact is measurable. Crime in Sector 3 has dropped by 25%, and shootings have decreased by 38% in the past year alone.

"It's not magic," Rosaio says. "When you clean up an area, crime doesn't have anywhere to hide. What's happening here proves that revitalization isn't just about buildings—it's about restoring belief in the community."

## Improving Wilmington Forever

### *Improving Wilmington Forever*

"The Land Bank has improved several key parcels which, because of their blighted condition, had dimmed the prospects for several of our neighborhoods. Working with our minority contractors, the redeveloped properties represent a new beginning for the city's historic East Side. The Lower Hilltop and East Side areas of the city will be forever changed because of the extraordinary efforts of the Land Bank."

— FORMER WILMINGTON MAYOR MIKE PURZYCKI





# Staying Put, Watching Change: Norman Mercado's Story

*"There were abandoned houses everywhere. People were scared to go outside. Crime was so bad, it felt like the city had forgotten us."*

NORMAN MERCADO



Norman Mercado bought his Hilltop home in 1978. Through the years, he's watched his neighborhood go through cycles—good times, bad times, and at one point, a time so rough he wondered if anyone cared about Hilltop at all.

*Norman Mercado says the Land Bank is driving real improvements in the Hilltop neighborhood.*

"There were abandoned houses everywhere. People were scared to go outside. Crime was so bad, it felt like the city had forgotten us," Mercado recalls.

But he refused to leave. "People kept telling me to sell, but this is my home," he says.

Then the Land Bank stepped in, buying, rehabilitating, and selling vacant properties to homeowners. Mercado saw boarded-up houses transformed into homes. Trees were trimmed to improve lighting, sidewalks were repaired, and families moved in.

"Now, I walk outside and I see my neighbors. I see kids playing. I see people who care," Mercado says. "It makes a world of difference."

Across the country, Land Bank efforts in cities have had similar results—home values rising, community engagement increasing, and neighborhoods stabilizing. Mercado now sees that happening on his own block.

## A Community Reclaimed: Will Rodriguez's View from Harrison Street

*"People were sleeping in these houses. Others were selling drugs out of them. I had to be on alert all the time."*

WILL RODRIGUEZ



*Will Rodriguez, a 20-year resident of Hilltop, sees his neighborhood changing for the better.*

When Will Rodriguez bought his home on Harrison Street in 2005, he saw potential. But he also saw problems—seven abandoned houses on his block alone, with squatters, drug dealers, and constant crime.

"People were sleeping in these houses. Others were selling drugs out of them. I had to be on alert all the time," Rodriguez says.

But then things started changing. One by one, the vacant houses were renovated and sold. New families moved in. The drug dealers disappeared.

"You don't hear gunshots anymore. You don't see people hanging around outside looking for trouble. What you see now are homeowners who care," he says.

Rodriguez's experience reflects a broader national trend—where Land Banks exist, homeownership rates go up, and crime goes down. Cities like Milwaukee and Atlanta have paired Land Bank initiatives with financial education programs to ensure long-term success. Wilmington is beginning to follow suit, helping potential buyers build financial literacy and qualify for homeownership

### Collaborating To Speed Change

"The number of new homes that we are building would be far fewer without the collaborative efforts of the Land Bank. Acquiring homes and parcels is a complicated process, it takes time, and the Land Bank brings that expertise and speeds up the process significantly...The Land Bank has saved us years of work by assembling adjacent properties for impactful projects."

— RICH PRYZWARA, TODMORDEN FOUNDATION





## A Safer Space for Families: Alicia Dominguez on Hilltop's Revival

*"When I first started working here, there were people standing outside all the time, and not in a good way," she recalls. "Drug dealers on the corners, suspicious activity across the street. Walking around felt unsafe."*

ALICIA DOMINGUEZ

For Alicia Dominguez, Director of Life Empowerment at the Latin American Community Center, the changes in Hilltop over the past few years aren't just statistics on paper—they're part of her everyday life. She works here, she lives nearby, and she's watched the neighborhood transform before her eyes.

"When I first started working here, there were people standing outside all the time, and not in a good way," she recalls. "Drug dealers on the corners, suspicious activity across the street. Walking around felt unsafe."

The transformation, she says, is in large part due to the Land Bank's efforts to rehabilitate long-abandoned homes and bring in stable, committed homeowners. "When people aren't afraid to step outside, when they feel comfortable coming to events, that's when you know things are moving in the right direction," she says. "The boarded-up houses that once made the area feel abandoned? They're homes now."

LACC has played an active role in fostering community engagement through events that celebrate the neighborhood's progress. "We've hosted health fairs, vaccine clinics, even community dinners in our parking lot," she says. "At one event, we had 200 people show up, eating together, feeling like a community again."

Dominguez's personal connection to Hilltop makes the changes even more meaningful. Her own children, ages three and five, attend childcare at LACC, and she's relieved that they won't grow up seeing the same issues that were once so common. "I used to have to explain to them why people were acting strangely on the sidewalks," she says. "Now, I don't. Now, they can just be kids."

She credits the Land Bank for creating the foundation for this renewed sense of security. "When you fix up homes, you don't just fix buildings. You fix how people feel about their community," she says. "We feel safer, we feel more connected, and most importantly, we feel hopeful."



*Alicia Dominguez, Director of Life Empowerment, Latin American Community Center, a core part of the Hilltop neighborhood.*



## Revitalization Takes a Village: Sarah Lester's Perspective

*"We went door to door, talking to residents, updating the West Side Revitalization Plans. What we heard again and again was how the boarded-up houses were dragging down the neighborhood."*

SARAH LESTER

For Sarah Lester, President & CEO of West Side Grows Together, the transformation of Hilltop isn't just about fixing buildings—it's about restoring a sense of place, purpose, and community. With an office on Fourth Street and a home in the city, she's watched the shift firsthand, from frustration to optimism.

"We went door to door, talking to residents, updating the West Side Revitalization Plan," she recalls. "What we heard again and again was how the boarded-up houses were dragging down the neighborhood."

But in just a few years, much has changed. "The visual impact is striking," she says. "And it's not just me noticing, residents at our community meetings talk about the change. It's real."

At the heart of this transformation is collaboration. West Side Grows Together is a coalition of 25 community organizations, working alongside the Land Bank, housing developers like Woodlawn Trustees and Be Ready Church CDC, and countless other stakeholders.

What sets the Land Bank apart, Lester says, is its hands-on approach. "I see Bud Freel and Ray Saccomandi literally walking the neighborhood, knocking on doors, talking to people," she says. "That sense of urgency, that boots-on-the-ground engagement—it's what makes the difference. They're not waiting for change; they're making it happen." And she says the Land Bank isn't working alone. "Now we have developers, city officials, nonprofits, and residents all pushing in the same direction. That's what makes the difference."

Building community is about more than rehabbing houses, Lester adds. "It's not enough to just fix houses; we must make sure local residents have the tools they need to stay in them. Things like credit repair, financial literacy, and access to loans are all pieces of the puzzle." To address these needs, she says council members, civic associations, and partners like Stepping Stones and Stand By Me® are working to create a first-time homebuyer pipeline.

That kind of collaborative momentum was missing before, Lester says. "Wilmington has seen housing programs before, but the intensity of focus here has been a game-changer."



*Sarah Lester, President & CEO of West Side Grows Together, says collaboration is driving transformation on the city's West Side.*

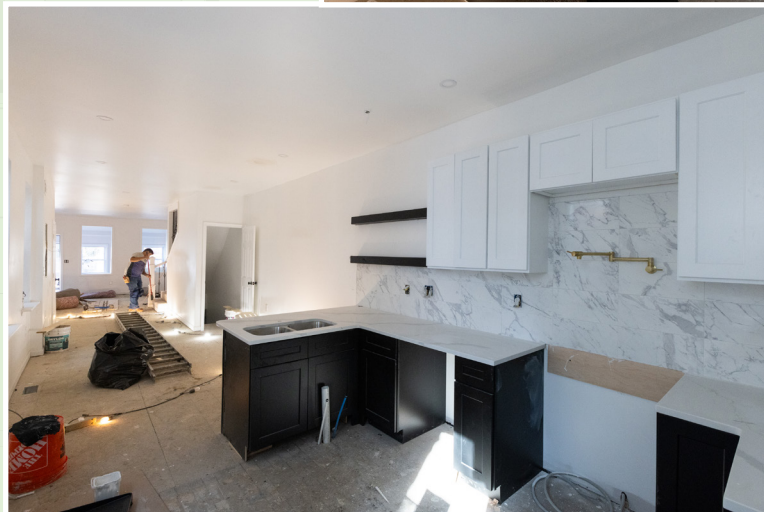
## Investing In Abandoned Communities

“The Land Bank has been instrumental in attracting private and nonprofit organizations to invest in communities that had been abandoned by the marketplace...(and) was instrumental in helping West End Neighborhood House and Cornerstone West acquire vacant, blighted buildings that were repurposed to serve and house homeless youth and young adults. Today there are 32 youth who have a safe place to live.”

— PAUL CALISTRO, WEST END NEIGHBORHOOD HOUSE



Behind every newly restored home is a vision for modern, comfortable living. This in-progress kitchen renovation reflects the high-quality workmanship that the Wilmington Neighborhood Conservancy Land Bank prioritizes in every project. While curb appeal may turn heads, it's the thoughtfully designed interiors—like this one—that turn houses into homes. Creating safe, functional, and contemporary living spaces is essential to our mission of revitalizing Wilmington's neighborhoods from the inside out.





## BEFORE AND AFTER

The transformation of 1016–1026 Pine Street is a powerful example of the Wilmington Neighborhood Conservancy Land Bank’s mission in action. What was once a cluster of long-neglected properties now stands as a revitalized block—proof that strategic reinvestment can breathe new life into a community. This project reflects WNCLB’s core belief that stable, thriving neighborhoods begin with eliminating blight and creating pathways to homeownership. By returning properties to productive use, the Land Bank helps reduce crime, increase property values, and foster community pride. The Pine Street renovation is more than a facelift—it’s a building block in a broader effort to reclaim Wilmington’s historic neighborhoods and ensure that long-time residents and newcomers alike can become homeowners and share in the city’s renewal.



*1026-1016 Pine Street (before)*



*1026-1016 Pine Street (after)*





*800 Lombard Street (before)*



*800 Lombard Street (after)*



**BEFORE:** A collapsing second floor made this home unsafe and uninhabitable—one of many structural challenges the Land Bank takes on to restore dignity and livability to Wilmington's housing stock.



**AFTER:** Now rebuilt with safety, stability, and comfort in mind, this home's second floor and staircase are taking shape—bringing new life to a space once deemed beyond repair.



# Rebuilding Hilltop, One Home at a Time: A Community-Driven Transformation

*"It's a blueprint for the entire city. If we can make it work here, we can make it work anywhere in Wilmington. The key is taking it step by step, sharing our story, and showing others that they can be part of this change."*

MARIA CABRERA, CITY COUNCIL MEMBER



(L-R) Cindy Gaines Gibbs, Vice President Westside Neighborhood Coalition, Maria Cabrera, Wilmington City Council Member-At-Large, and Bregetta Fields, Constituents Service Officer, City of Wilmington, review Wilmington Land Bank data.

No longer a neighborhood of neglected houses and vacant lots—Wilmington's Hilltop community is today a testament to resilience, strategic partnerships, and the power of community-driven revitalization. Thanks in large part to the Wilmington Land Bank, what was once a neighborhood struggling with crime and neglect is now a beacon of hope and transformation. The effort has drawn together elected officials, community leaders, and residents who share a common vision: reclaiming and rebuilding their neighborhood, one home at a time.

## A Model for Change

For Maria Cabrera, Wilmington City Council Member-At-Large, the revitalization of Hilltop is more than a local initiative, "It's a blueprint for the entire city," she says. "If we can make it work here, we can make it work anywhere in Wilmington. The key is taking it step by step, sharing our story, and showing others that they can be part of this change."

The story is one of renewed trust, opportunity, and shared responsibility, says Bregetta Fields, former City Council Member. "It's okay to come here now. Before, there were so many abandoned houses, but the Land Bank has changed that. Homeownership has increased, crime has gone down, and it's made all the difference."

Hilltop has dropped 53% in the last several years, a statistic that Cabrera credits to law enforcement and the power of community engagement. "It wasn't just policing," she says, "It was the relationships built between officers and residents, and the trust that grew from seeing real investment in this neighborhood. The Land Bank has been the bridge connecting all the pieces."

*"People have more pride in their homes now. They're fixing them up, investing in their community. It's no longer about survival—it's about thriving."*

CINDY GAINES GIBB, WESTSIDE NEIGHBORHOOD COALITION

### **From Forgotten Streets to Thriving Blocks**

For decades, many residents felt abandoned by the city, says Cindy Gaines Gibbs, vice president of the Westside Neighborhood Coalition. She recalls how one longtime resident told her, "For 35 years, we just dealt with it. We thought the city had forgotten us." But that perception is changing. "We've seen an increase in community meetings. People are coming out, voicing their opinions, asking what's next, and taking pride in what's happening."

This sense of ownership is especially evident among new homeowners. One of them, Erica, was initially apprehensive about buying a home through the Land Bank. "She walked through the house, and you could see it in her eyes," Cabrera recalls. "The weight of taking on a mortgage was there, but so was the relief—this was hers. A safe place for her and her boys."

Longtime residents, too, are embracing the change. The days of fearing late-night calls about crime have been replaced by more practical concerns. "Now, instead of calling me about crime, people call to ask about fixing their sidewalks or trimming a tree," Fields says with a smile. "That's when you know a neighborhood has turned a corner."

### **Revitalization Without Displacement**

One of the biggest concerns surrounding redevelopment is gentrification. Cabrera acknowledges that some residents were initially skeptical about the Land Bank. "People hear 'developer' and immediately think of big corporations pushing them out. But here, they're seeing small, minority-owned businesses doing the work. They see people who look like them fixing up homes, investing in the neighborhood."

This intentional focus on engaging Black and Brown contractors has helped ease concerns. "When the community sees that local businesses and tradespeople are leading the charge, it builds trust," Fields notes. "It shows that we're not just rebuilding houses—we're reinvesting in people."

Gaines Gibbs echoes that sentiment. "People have more pride in their homes now. They're fixing them up, investing in their community. It's no longer about survival—it's about thriving."

### **A Grassroots Movement with Lasting Impact**

At the heart of this transformation is leadership that refuses to take 'no' for an answer. Many in the community credit President Bud Freel as the driving force behind the Land Bank, turning a long-term vision into reality. "Bud is the GOAT," Fields says with a laugh. "He made us believe. He pushed us, and he fought for this neighborhood."

Cabrera agrees. "He's had to battle skepticism, bureaucracy, and funding hurdles. But he never stopped. And now, everyone wants to be part of what's happening here."

That momentum is what will carry Hilltop forward. The Land Bank's efforts have changed the landscape—and mindsets. Where once there was doubt, now there is belief. Where once there was crime, now there is community. Where once there were vacant lots, now there are homes filled with life.

"People saw that the Land Bank cares, and now they care too."

*"It's okay to come here now. Before, there were so many abandoned houses, but the Land Bank has changed that. Homeownership has increased, crime has gone down, and it's made all the difference."*

BREGETTA FIELDS, CONSTITUENTS SERVICE OFFICER



# Transforming Wilmington's Neighborhoods: A Community-First Legacy

*When Mike Purzycki became Mayor of Wilmington in 2017, his administration launched one of the most ambitious neighborhood revitalization efforts in the city's history. With many neighborhoods facing persistent challenges, the Mayor's team focused on reducing crime, improving services, and enhancing Wilmington's overall livability—prioritizing public investment in long-neglected communities.*

A cornerstone of this strategy was the Beautiful City Campaign, which deployed resident-staffed Clean Teams and upgraded sanitation services to improve the appearance of city streets and public spaces. The administration also championed a 2021 “blight bill” that transitioned regulation of vacant and rental properties from criminal to civil enforcement and increased fines for code violations from \$50 to \$250.

One of the administration's earliest initiatives was the Neighborhood Stabilization Program, which began in West Center City—between Market Street and I-95. This multipronged approach emphasized code enforcement, crime reduction, and the acquisition of nuisance properties, including two problematic liquor stores. The program also included the full renovation of the Hicks Anderson Community Center, helping to reestablish it as a cornerstone of community life.

Over eight years, the Purzycki administration invested more than \$25 million in improving neighborhoods and building housing across the city, including a \$20 million commitment to the East Side alone. These efforts helped reverse years of disinvestment and laid the foundation for stronger, more vibrant communities.

In 2022, the administration announced Wilmington's most ambitious redevelopment and stabilization plan to date—funded primarily through the American Rescue Plan Act (ARPA). The \$55.6 million received over two years represented the largest financial commitment in city history to neighborhood reinvestment, with \$35.8 million allocated specifically to affordable housing and neighborhood revitalization. By contrast, \$9.9 million went to downtown and Riverfront development.

The East Side served as a key focus area, particularly the section between Walnut and Church Streets and from Fourth to 11th Streets. Efforts included demolitions of vacant and dilapidated properties, new home construction, full home rehabilitations, façade improvements, and essential systems and roof upgrades for existing homeowners. In total, 475 eligible residents received up to \$15,000 each for roof, window, door, and HVAC upgrades.

The revitalization was anchored by the construction of the new Maurice Pritchett Academy, a \$100 million, state-of-the-art school serving students in grades 1 through 8. Built on the site of the former Bancroft Middle School, it marked the first new school built

in Wilmington in 50 years. The campus includes new athletic fields and after-hours programming for students and families. The City also improved safety in Holloway Park by installing new lighting in response to concerns about illegal activity caused by poor visibility, making the space more welcoming to seniors and young people alike.

Throughout the process, the administration emphasized community engagement, adapting policies in response to resident feedback, and emphasizing housing development more broadly as a path to neighborhood stabilization. Workforce development and deep collaboration with nonprofit partners were also central to the strategy.

Key partners included the Wilmington Housing Authority, Delaware State Housing Authority, Central Baptist Community Development Corporation, Wilmington Neighborhood Conservancy Land Bank, Habitat for Humanity, Woodlawn Trustees, the New Castle County Vo-Tech School District, and Delmarva Power. Local minority contractors and developers were prioritized for construction projects.

## Empowering Minority Developers

“Acquiring properties in an urban context is difficult. It is easy to buy a problem that has more problems or unknowns than expected. The collaboration (between the) Land Bank and the JumpStart program and other minority developers has... taken a considerable amount of risk and cost off the shoulders of these minority developers so they can focus on the financing and renovation of these houses. It’s a win-win partnership for all involved.”

— KEVIN SMITH, CEO OF HABITAT FOR HUMANITY OF NEW CASTLE COUNTY



*Delaware Affordable Housing Group (DAHG) acquired land from the Wilmington Neighborhood Conservancy Land Bank (WNCLB) to build 17 new townhomes in McMullen Square.*



*The project promotes market-rate homeownership, especially with first-time homebuyers. The 3-story townhomes will include 3 bedrooms, 2 1/2 baths, and a covered deck.*

Thanks in large part to these partnerships, and particularly the leadership of the Wilmington Neighborhood Conservancy Land Bank, significant progress was made across multiple initiatives by the end of the Purzycki administration:

Wilmington Neighborhood Conservancy Land Bank: 11 properties acquired and 4 more in inventory; 3 demolitions completed; 5 homes rehabbed and sold; 1 property currently for sale; 3 additional properties subdivided for development (Todmorden); 17 new construction projects completed on North Market Street

- Todmorden: 19 properties rehabbed, with 6 more in progress; 25 active construction projects (800 Bennett St., 900 Lombard St.); 2 more projects pending; 1 property stabilized
- City of Wilmington: 3 completed rehabs, 3 more in progress; 1 completed demolition in addition to 31 dilapidated homes demolished prior to 2022
- Wilmington Housing Authority/DAHG: 3 houses under construction in the 800 block of Bennett Street; 22 façades completed
- Habitat for Humanity: 108 properties rehabbed, 2 in progress, and 3 pending; 12 new construction projects underway
- Woodlawn Trustees: 6 homes under rehab in the 1000 block of Bennett Street as part of a broader commitment to build 20 new homes and rehabilitate 60 existing ones
- Central Baptist CDC: 2 of 10 houses rehabbed and sold per agreement with the City
- Other partners: 9 homes rehabbed and sold; 11 additional rehabs in progress; 5 new homes under construction with 3 more pending

As Mayor Purzycki said at the end of his term, “Imani Village was recently a recipient of a \$50 million federal grant that will expand this model community and transform the old Riverside neighborhood into a Wilmington neighborhood of tomorrow.”

While much work remains, the city’s neighborhood revitalization strategy—marked by bold investment, thoughtful planning, and inclusive collaboration—has reshaped communities and restored a sense of civic pride.

## The Wilmington Neighborhood Conservancy Land Bank: **By The Numbers** (2018-2024)

### 395 BLIGHTED PROPERTIES HAVE BEEN SOLD AND REPURPOSED:



166

Rehabs sold for  
affordable  
homeownership



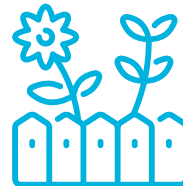
46

Rehabs sold for  
affordable rental



97

Nonprofit joint  
affordable  
housing projects



25

Neglected lots sold  
to adjacent neighbors  
as a side yard



12

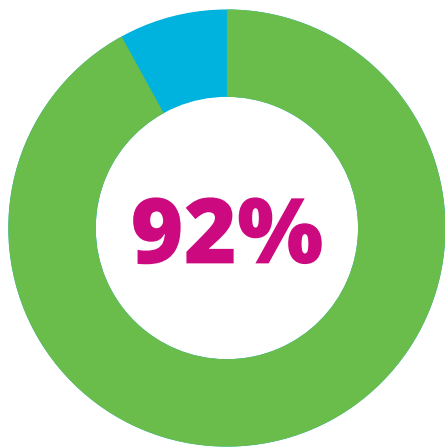
Urban gardens



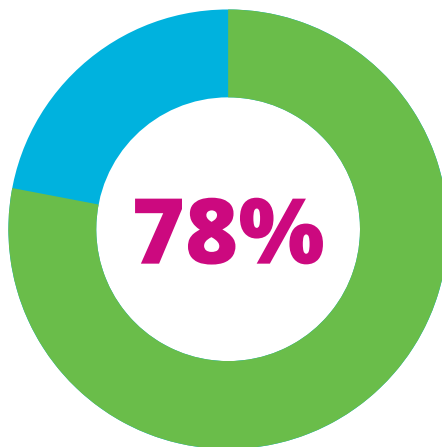
24

Blighted properties  
donated

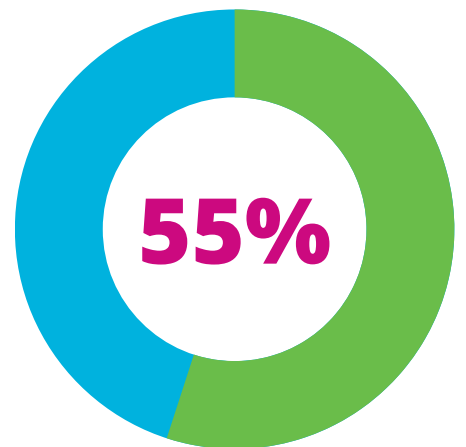




Minority buyers



Minority contractors



of our buyers are from the City of Wilmington

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*Chairman*

*Designee of State of Delaware Speaker of the House*

### **Hal Schneikert**

*Vice-President*

*Designee Wilmington Neighborhood Planning Council*

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*Treasurer and Finance Chair*

*Executive Vice President, Cinnaire*

*Designee of the Governor*

### **Kevin Smith**

*WNCLB Secretary, and Designee of the Technical Board*

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### **Dr. Raheemah Jabbar-Bey**

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*City of Wilmington*

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### **Michelle Harlee**

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*City of Wilmington Council*

### **David Ross**

*Public Member, Executive Director Education First Golf*



## **The Wilmington Neighborhood Conservancy**

**Land Bank** proudly partners with small and minority-owned contractors—like the team pictured here—to deliver high-quality renovations that strengthen our neighborhoods. Standing center-right, WNCLB Director of Operations Ray Saccomandi joins the team outside one of the many homes being transformed through these collaborative efforts.

## WNCLB Staff

**Bud Freel** | *President*

**Ray Saccomandi** | *Director of Operations*

**Becky Vogel** | *Director of Finance & Grants*

**David Reynolds** | *Administrative Assistant*

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Website: [wilmingtonlandbank.org](http://wilmingtonlandbank.org)

Phone: 302.746.6009

Address:

226 North Franklin Street

Wilmington, DE 19805





*Revitalization starts from the ground up—literally.*

In this Wilmington row home, the Wilmington Neighborhood Conservancy Land Bank is overseeing a full interior transformation, including new flooring, drywall, lighting, wiring, and HVAC systems. Every detail reflects the Land Bank's commitment to quality workmanship and modern living standards. By replacing outdated infrastructure with safe, efficient systems, we're not just repairing homes—we're restoring hope and creating spaces where families can thrive for generations to come.





